



Story County Planning and Development
Administration Building
900 6th Street, Nevada, Iowa 50201

Ph. 515-382-7245 Fax 515-382-7294
www.storycountyiowa.gov

MEMORANDUM

DATE: May 3, 2022
TO: Story County Board of Supervisors
FROM: Amelia Schoeneman, Story County Planning and Development Director
RE: Ames Urban Fringe Plan Renewal and Amendment

Background

The [Ames Urban Fringe Plan](#) (AUFPP) is a cooperative planning effort between the City of Ames, City of Gilbert, and Story County. It provides policies for understanding and predicting future land uses within two miles outside the boundary of the City of Ames. In conjunction with the AUFPP, the cooperators have a 28E agreement to streamline subdivision review in the County. Without the plan, the City of Ames would have review authority over all divisions of land within two miles of its boundaries. The Plan was extended by all cooperators until July 2022. With the upcoming expiration, the cooperators determined that a comprehensive update to the AUFPP was also needed.

The AUFPP includes policies for various land use designations, as shown on a corresponding Land Use Frame Work Map. The land use designations also fall under either the jurisdiction of the city, county, or both for review of subdivision requests. In some land use designations, annexation is required prior to development. In others, development is intentionally limited to protect the county's rural character while allowing for orderly and efficient city growth.

While the two mile area around a city is the area under state code where cities have extraterritorial subdivision review authority, it is also the area where land-use decisions have direct impacts on the ability of cities to grow efficiently and where rural development can accelerate the loss of farmland, natural areas, and the rural character of the area.

Story County has adopted the AUFPP as a component of its comprehensive plan and uses the plan to guide land-use decisions, just as we would use the Cornerstone to Capstone (C2C) Plan in other areas of Story County.

Current Amendment Process

In January, the Planning and Zoning Commission and Board of Supervisors took action on the county's priorities for the AUFPP amendment. The City of Ames and Gilbert also had similar conversations. With this direction, Planning and Development staff have been working with the other cooperators to draft new land use designations included in this memo. These designations will form the base of the plan.

County staff has taken the lead on drafting these designations to ensure they reflect the priorities set by the Board of Supervisors, specifically limiting new rural residential and commercial development

and establishing clear standards for where this type of development may be appropriate. The Board of Supervisors' priority letter is included as an attachment on the agenda center.

The draft designations have been presented to the Story County and Ames Planning and Zoning Commissions and Ames City Council. Staff is presenting the draft to the City of Gilbert on Monday, May 2, and will update the supervisors on this discussion at the May 3 meeting. Staff's goal for the meeting with Gilbert is to receive feedback and be able to map Gilbert's Urban Growth and Urban Reserve Area (currently it is mapped with a placeholder). Comments from the Story County Planning and Zoning Commission meeting are summarized in a separate section. The Ames City Council and Planning and Zoning Commission had few comments and recommended moving forward with public outreach.

A public draft will be available in mid-May for comment. An online survey will be used as well as several public outreach events held to solicit public input. Recommendations for a final draft will be made based on the comments and brought to the cooperators for review. The upcoming drafts will provide more context and guidance about land use and subdivision decisions than the current land use designations section.

Planning and Development staff would like feedback from the Board of Supervisors on if the designations align with the Board of Supervisors' priorities and direction to move forward with public outreach.

April 13, 2022, Planning and Zoning Commission Meeting

At the April 13, 2022, Planning and Zoning Commission meeting, the commissions' comments were limited to clarifications about how the plan is applied. They recommended moving forward with public outreach. The commission did express concerns about the proximity of Urban Growth areas to the Iowa State Research Farms and any other livestock operations. Kelly Diekmann, Ames Planning and Housing Director, clarified that most of the research farms were in the Urban Reserve designation, which isn't where the city is prioritizing growth.

The Commission permitted public comments. Staff has summarized the comments below. As broader public outreach is planned, it would not be appropriate take the comments received thus far and amend the draft land use designations. They will be considered with all public comments at the conclusion of the public outreach period.

A majority of the comments focused on a residential subdivision located south of Ames, adjacent to the city boundary, which is shown in the Urban Growth designation in the draft plan. This subdivision is located on the east side of State Avenue, on Meadow Glen Road. In the Urban Growth area, it is proposed that annexation is required before a property can be further divided for additional development (e.g. a new house). The residents who spoke were opposed to annexation due to concerns about taxes, fire service, and being required to connect to city sewer and water. Staff clarified that unincorporated residents and city residents who may be on septic systems are required to connect to city sewer if it's available within 200 feet or if it is available within 200 feet and a septic system fails.

Staff is working with city staff to provide more information on fire service as part of the draft of public outreach.

This subdivision is shown as Urban Growth not because the city wishes to annex and redevelop it. There is land to the west of the subdivision where city water and sewer are stubbed and could support urban development. If this land were annexed, the subdivision on Meadow Glen Road would be considered an island of unincorporated land inside the city if it weren't also annexed. The creation of islands is prohibited by state code as they present issues for the provision of services and for the maintenance of roads and other infrastructure. There were also comments received that this land was not appropriate for future development as Worle Creek runs along its northern boundary and an offshoot of the creek runs through it to the south. Ames has policies that require inventories or further identification of environmentally sensitive areas when a development is proposed. Protections or certain design standards may be required based on the results of the inventory. They also have stormwater management requirements including buffers from waterways and limits on runoff from development so that it is not greater than when the property was a prairie or meadow prior to modern agriculture.

Other comments included that the Urban Reserve Overlay, which does not allow the division of land for the creation of additional development lots, is too restrictive. This is the area where long-term city growth may occur. Allowing additional development in this designation would be counter to the county's priorities to limit rural residential development to maintain the county's rural character and preserve agricultural land. It would also be counter to the goal of all cooperators to promote orderly, efficient city growth.

Draft Land Use Designations

The proposed designations, which cooperator has review jurisdiction over subdivisions, what uses are permitted, and other standards are described in more detail on the following pages. An [interactive, draft Land Use Frame Work Map](#) is available as well for review, which allows the user to zoom in on a specific property to see how it is proposed to be designated. A PDF of the map is available in Appendix A of this memo. A brief summary of the designations and how they differ from the current AUPF is included below.

Please note that the County retains zoning jurisdiction over all properties in the AUPF. The plan regulates the division of land so typically when the term "development" is used it is referring to the division of land for development purposes. If a property is buildable for a dwelling or other use in a zoning district and no division is proposed, then that type of development is not limited by the plan. Several of the designations do include proposed limits on conditional uses and other commercial development without a division being proposed—this will require an amendment to the county's zoning ordinance after the AUPF has been adopted.

Staff is proposing four base designations—the Agriculture and Farm Service, Rural Residential—Existing, Rural Residential—Expansion, and Urban Growth.

The **Agriculture and Farm Service** designation is largely the same as the current designation in the AUPF. The county has review authority over the area. Most areas are zoned A-1 Agricultural and 35-acres are required to construct a dwelling. In the current AUPF, only farmsteads may be divided from the remaining farmland onto a parcel one net-acre or greater in size. Staff has relaxed this standard in the

proposed designation to allow parcels meeting LESA to be divided or a one-lot residential parcel subdivision to occur if a density of one unit per 35-acres is maintained. The remaining land is not considered buildable for a second dwelling. This allows smaller lot sizes but does not affect the density of the area.

The **Rural Residential—Existing** designation is a new designation that applies to existing residential developments. It allows existing lots to be divided once into two buildable parcels if zoning and other standards are met. Since the designation applies to existing, built-out developments, these types of divisions are not common. The county is proposed to have sole review authority over these areas. These types of divisions are currently allowed in the AUPF; however, the City of Ames or Gilbert currently may have joint review authority with the county and there are additional density requirements.

The **Rural Residential—Expansion** designation would allow new, rural residential development. It is similar to the existing rural residential designation in that a one-acre minimum lot size or equivalent density is required and the county has review jurisdiction over the area. However, staff has intentionally chosen not to map any area in this designation and instead provide standards for where and when the expansion of rural residential development *may* be appropriate.

The **Urban Growth** designation encompasses the designations that were previously under the Urban Service Area Land Use Class, including Urban Residential, Commercial Nodes, and Planned Industrial. These are areas where city growth is planned and can be supported in the short term. Instead of differentiating between these urban land uses, staff instead made one designation. The city retains review jurisdiction in these areas and annexation is required prior to development. Specific, planned future land use types can be found in the city's comprehensive plan.

Staff is also proposing several overlay designations that may apply further restrictions or standards to the base designations.

The **Urban Reserve Overlay** is a new designation designed to ensure efficient and orderly city growth beyond the AUPF's planning horizon and prevent premature rural development. This designation applies to certain land in the Agriculture and Farm Services designation where a city could provide future city infrastructure, including waste treatment by gravity flow. Given that the area may support long-term urban growth, and is where significant rural development pressure may occur without certain safeguards, there are additional restrictions applied by the overlay.

The **Environmentally Sensitive Overlay** is similar to the current Natural Areas designation. It indicates where environmentally sensitive areas are located and applies certain related restrictions on developments.

The **Subsurface Mining Overlay and Airport Protection Overlay** are also similar to those existing designations in the AUPF. These overlays assist in indicating locations where existing activities may present conflicts with certain proposed land uses.

Agriculture and Farm Service

Description

These areas encompass large areas of highly valuable farmland, with farming and agricultural production as the primary activity. They may also include other large, undeveloped tracts of land. Existing dwellings on previously created parcels under 35-acres in size may be included in this designation. Dwellings in this designation are limited to existing homes, new dwellings built on legally established lots of record, or to areas where a maximum density of one unit per 35 net acres can be achieved.

Annexation

Cities shall not review annexation requests in this area until such time that the AUP has been amended to designate the area to be annexed as an Urban Growth Area or in an Urban Reserve Overlay.

Divisions

In these areas, cities agree to waive the exercise of their extra-territorial subdivision authority.

Divisions for the creation of new development lots are not permitted. Parcels 35 net acres or greater in size may be divided once for the purpose of constructing a dwelling on a parcel between one and five net acres if permitted by county zoning requirements (e.g., through farmstead, LESA, or residential parcel subdivision exceptions). The remaining land shall not be considered buildable for a dwelling and preserved as an outlot through a deed or by other restriction.

Divisions reconfiguring agricultural lands or other undeveloped tracts of land for natural resource preservation are permitted.

Compatible Zoning Districts

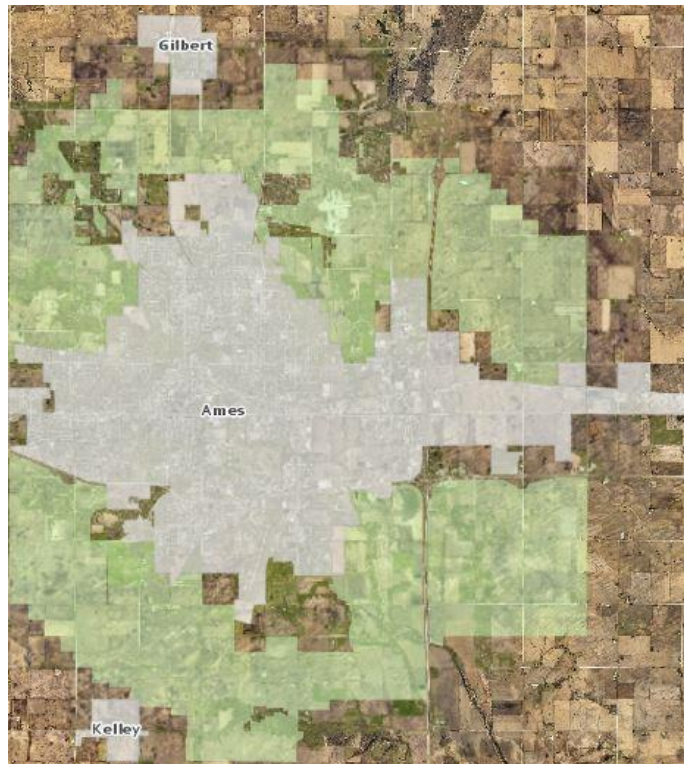


Figure 1: Draft Map of Agriculture and Farm Service Areas

The A-1 Agricultural and A-2 Agribusiness Districts may be considered compatible with the Agriculture and Farm Service designation. However, agribusiness uses shall be strategically located in order to:

- utilize existing adequate access and road capacity and otherwise assure the existence of adequate public facilities;
- protect productive soils and environmental resources;
- support the continued use of these areas for farming and agricultural production.

Further, the county shall limit the intensity of the storage, retail, wholesale marketing, or processing of agricultural productions into value-added agricultural products through conditional rezoning agreements as these uses may be more appropriate to be located in commercial or industrial areas inside city boundaries with other similar manufacturing and processing uses.

Rural Residential—Existing

Description

These areas may include existing rural subdivisions or clusters of dwellings with lots between one-half and five acres in size, which are zoned residential. They are typically located on privately maintained roads or access easements.

Annexations

Cities shall not review annexation requests in this area until such times the AUP has been amended to designate the property as an Urban Growth Area or in an Urban Reserve Overlay.

Divisions

In these areas, cities agree to waive the exercise of their extra-territorial subdivision authority.

In the case that county zoning and subdivision requirements, including standards for roads and dwellings off access easements, can be met, a division for the creation of one additional buildable lot may be permitted. For lots already platted as part of a subdivision, this shall only be allowed if not otherwise prohibited by conditions on the platting.

Compatible Zoning Districts

These areas may include parcels in the A-R Agricultural Residential, R-1 Transitional Residential, and R-2 Urban Residential Zoning Districts.

Other Standards

A dwelling may be built on an undeveloped lot in an area designated as Rural Residential if county zoning standards and standards for roads or dwellings off access easements are met.

Individual wastewater systems and wells are permitted.

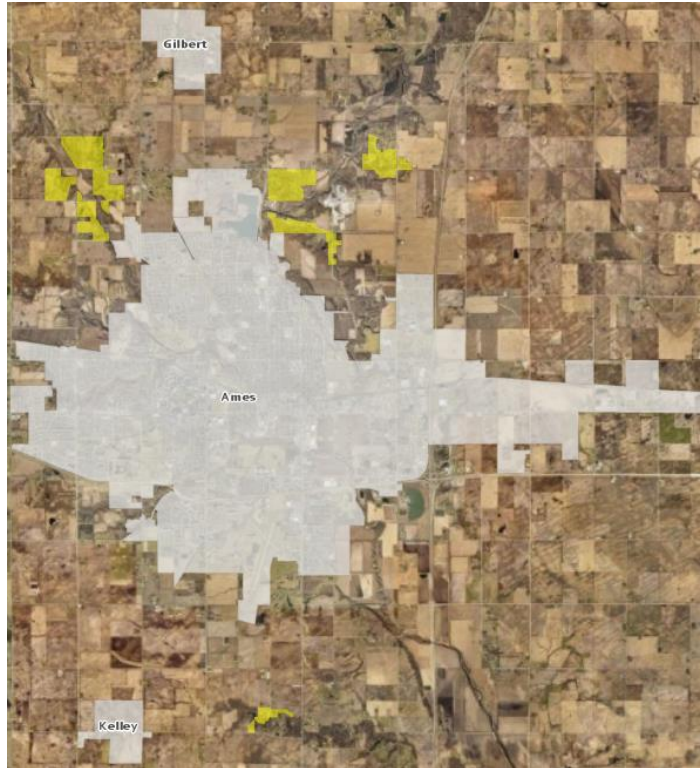


Figure 2: Draft Map of Rural Residential Areas

Rural Residential—Expansion

Description

These areas may permit new rural residential subdivisions; however, they are to be located on a case-by-case basis through an Ames Urban Fringe Plan amendment process. While it is recognized that there is demand for rural housing market choices, the amount of land in this designation shall be purposefully limited in order to focus housing growth in Story County within existing municipal boundaries or in newly annexed areas. It is estimated that approximately 60 new dwellings are needed in this designation over the next 20 years. To this end, the number of lots in a proposed development may be limited. Further, developers may be required to install required public road improvements or other infrastructure at their own expense.

Standards for Amendment

The following standards shall be met in order for an Ames Urban Fringe Plan amendment application to the Rural Residential Expansion Area to be accepted for further consideration. *Satisfaction of the following standards does not guarantee approval of the request.*

The area is adjacent to a rural residential area or rural residential expansion area developed after the adoption of the Ames Urban Fringe Plan.

The area is currently designated Agriculture and Farm Service and not located in an Urban Growth Area or Urban Reserve Overlay.

No more than 40 acres of land in agricultural production may be requested to be amended to this designation as part of an amendment request.

The area is located on a paved road(s). If an area is within a quarter-mile of a paved road, it may be considered; however, the developer may be required to pave to the development's access at their expense.

The amount of previously approved Rural Residential Expansion area shall be considered when granting an amendment, as well as the primacy of a proposed location versus the existence of other areas that exceed the above standards.

Annexations

Cities shall not review annexation requests until such times the plan has been amended to designate the property as an Urban Growth Area or in an Urban Reserve Overlay.

Divisions

In these areas, cities generally agree to waive the exercise of their extra-territorial subdivision authority. However, in certain critical areas, urban services and standards may be applied.

Compatible Zoning Districts

The A-R Agricultural Residential District may be considered compatible with the Rural Residential Expansion Area designation.

Permitted Uses and Other Standards

This designation allows for dwellings at a maximum average net density of one unit per acre.

All environmentally sensitive areas should be preserved as part of the subdivision platting process.

A density bonus may be awarded when 50% or more of the agricultural lands proposed for development are preserved in outlots or through easements or other restrictions. The preserved agricultural land shall also remain in the Agriculture and Farm Service designation or be amended to the Agriculture and Farm Service designation as part of the subdivision platting process. The preserved area shall provide a buffer to adjacent agricultural areas. The density bonus shall be awarded so that the development yield is equivalent to the maximum average net density of one unit per acre prior to the preservation of agricultural lands. Lot sizes may be reduced to a minimum of 10,000 square feet. A maximum density bonus of 20% of the number of lots permitted by the development yield, in addition to those allowed by the development yield, is allowed.

Following Iowa Department of Natural Resources requirements, minimum separation distances for dwellings and wells from open feedlots and confined animal feeding operations shall be maintained from existing operations. Appropriate buffers from other agricultural uses shall also be maintained.

At the discretion of the applicable city, annexation agreements and other tools may be utilized to ensure that new development is prepared for potential annexation in the future.

Urban infrastructure and subdivision standards, including for streets, wastewater treatment, and potable water distribution of sufficient size to support emergency services, may be required.

Common wastewater treatment systems meeting Iowa Department of Natural Resources standards are required, unless a development is required to meet urban infrastructure standards at the time of development.

Agreements that when the property is annexed to a city, the land developer and/or landowner shall be responsible for the full cost of abandoning the rural well and wastewater systems and connecting to urban infrastructure may be required.

Urban Growth

Description

These are areas identified by cities as where urban growth can be supported in the immediate, short-term. City infrastructure, street, and trail connections are available, or achievable with low-cost, incremental extensions. They are contiguous to existing urban development. While these areas may include readily serviceable tiers of larger growth areas, which may not be fully developed during the life of the plan, there may also be instances where individual properties abutting a city are included. These individual properties are considered appropriate to be annexed due to their immediate serviceability and to meet the needs of a growing City, compared to long-term prospects coordinated within larger planned growth areas.

Annexations

Require annexation before land is developed or further divided.

The annexation of individual properties not part of identified growth areas in a city's comprehensive plan, and exceeding 40 acres in size, shall be weighed against the growth areas, planned infrastructure investments in the areas, and their viability. Annexation may be justified due to readily available infrastructure, a large master-planned community approach with a development partner, or a lack of investment or development in identified growth areas and need for additional land development options.

Divisions

In these areas, the county agrees to waive the exercise of its review authority for divisions for new development lots.

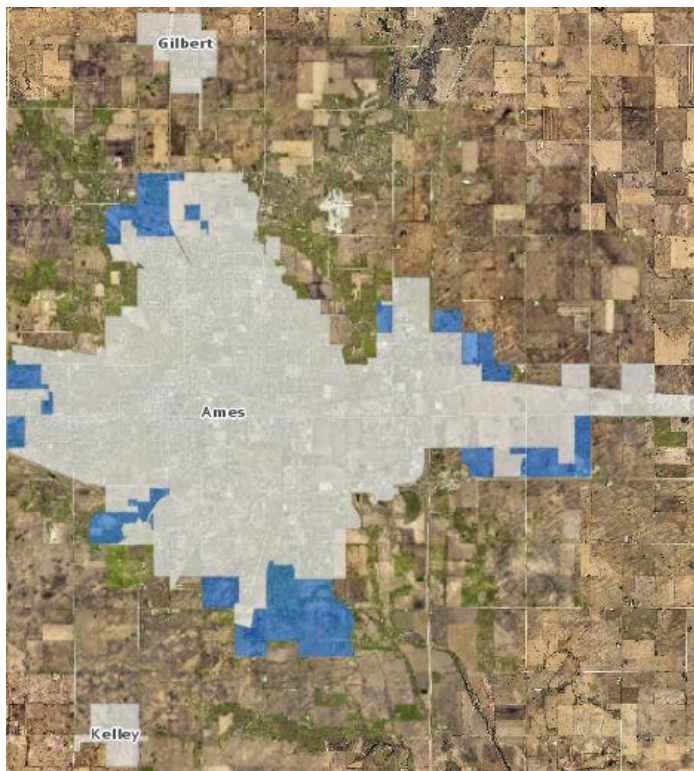


Figure 3: Draft Map of Urban Growth Areas

Compatible Zoning Districts

Specific land uses planned for this area can be found in the applicable city comprehensive plan. Annexation is required prior to development.

Permitted Uses and Other Standards

Specific land uses planned for this area can be found in the applicable city comprehensive plan.

Development in the Urban Growth Area must provide infrastructure consistent with road, water, and sanitary sewer improvements required of development within the applicable city. This includes development with fire protection with water suppression systems and access requirements. It may also be required to meet city design standards, including for landscaping.

Where a base zoning district allows for a conditional use, Story County will consider the appropriateness of the use, recognizing the area is planned for urban densities and uses. Most conditional uses that are permissible in the County, due to their distance and isolation from other uses, will be presumed to not be compatible with planned urban development within a growth area. For example, shooting ranges, campgrounds, energy systems, etc.

Where conditional uses may be compatible with future urban land uses due to the particular nature of the use or its location in the growth area, additional site development considerations shall be made, including a use's location on a site, lighting, buffering, landscaping, and setbacks. Conditions related to these considerations shall be applied to address future compatibility of the use with planned urban development. In some situations, it may be appropriate to have a limited duration of approval for such a use.

The following conditional uses are not considered compatible with the Urban Growth Area:

- Shooting ranges
- Campgrounds and RV parks, except as part of a county park
- Lodges and fraternal organizations
- Power plants and substations
- Drag strips and other similar courses or tracks
- Salvage yards
- Yard waste composting
- Agricultural lime storage and processing operations
- Bed and breakfasts
- Landfills
- Commercial Wind Energy Conversion Systems or Solar Energy Conversion Systems
- Adult uses
- Surface mineral extraction and processing
- Indoor recreational facilities

The following conditional uses may be considered compatible with the Urban Growth Area, with review by the applicable city:

- Communication towers and facilities
- Commercial nurseries and greenhouses, including retail sales
- Golf courses
- Human service uses
- Home businesses
- Childcare centers
- Public buildings, water supply, and sewage treatment facilities
- Houses of worship and other similar uses
- Home businesses
- Adaptive reuse

Urban Reserve Overlay

Description

These are areas within a city's urban service area, where municipal services, most notably sanitary sewer, can be feasibly extended. They may be portions of larger urban growth areas or other areas where city growth may occur in the long-term, past the planning horizon of the Ames Urban Fringe Plan. However, the areas do not currently have city infrastructure available and are not priorities for urban growth. To ensure orderly, efficient city growth in the long-term, the Urban Reserve Overlay prevents premature development of rural residential subdivisions, rural commercial development, or other uses that may impede urban growth due to lot sizes, rural infrastructure, or the nature of a use. If infrastructure becomes available during the life of the plan, these areas may be annexed.

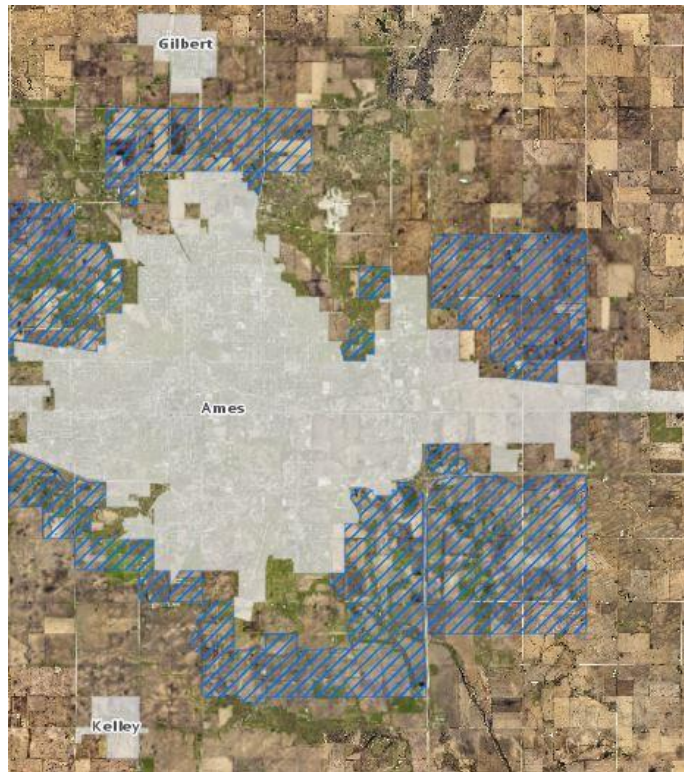


Figure 4: Draft Map of the Urban Reserve Overlay

Annexations

Require annexation by the city before land is developed or further subdivided.

Ensure that annexation is coordinated with the timely and efficient provision of adequate public facilities and services. Annexation shall be permitted in the following situations:

- Infrastructure is available or available with extensions of existing lines under ½ mile or shall be committed to be extended through the city's Capital Improvement Plan or through developer committed funds.
- Infrastructure extensions should be logical and beneficial to overall goals for the growth of an area and not just for the convenience of one development project.

- Existing street network or spine trails shall be accessible or available through extensions.

Divisions

Divisions for the creation of new development lots are not permitted.

In these areas, cities agree to waive the exercise of their extra-territorial subdivision authority. The allowance for divisions of 35 net-acre parcels in the Agriculture and Farm Service designation does not apply. Dwellings in this designation are limited to existing homes, new dwellings built on legally established lots of record or parcels 35 net acres or greater in size.

Compatible Zoning Districts

The A-2 Agribusiness District is not considered compatible with the Agriculture and Farm Service designation. Further, annexation is required prior to development.

Permitted Uses and Other Standards

Development in the Urban Reserve Overlay may be required to include provision of infrastructure consistent with road, water, and sanitary sewer improvements required of development within the applicable city. This includes development with fire protection with water suppression systems and access requirements. It may also be required to meet city design standards, including for landscaping and streets.

When the applicable city does not require urban standards, then the development may be required to include temporary common wastewater collection systems that meet Iowa Department of Natural Resources and city specifications, and temporary common water distribution systems, such as wells or rural water services. An agreement shall also be required that if and when the property is annexed to a city, the land developer and/or landowner shall be responsible for the full cost of abandoning the rural well and wastewater systems and connecting to urban infrastructure.

Where a base zoning district allows for a conditional use, Story County will consider the long-term appropriateness of the use recognizing the area is planned for urban densities and uses. Most conditional uses that are permissible in the County, due to their distance and isolation from other uses, will be presumed to not be compatible with planned urban development within a growth area. For example, shooting ranges, campgrounds, energy systems, etc.

Where conditional uses may be compatible with future urban land uses due to the particular nature of the use or its location in the growth area, additional site development considerations shall be made, including a use's location on a site, lighting, buffering, landscaping, and setbacks. Conditions related to these considerations shall be applied to address future compatibility of the use with planned urban development. In some situations, it may be appropriate to have a limited duration of approval for such a use.

The following conditional uses are not considered compatible with the Urban Reserve Overlay:

- Shooting ranges
- Campgrounds and RV parks, except as part of a county park

- Lodges and fraternal organizations
- Power plants and substations
- Drag strips and other similar courses or tracks
- Salvage yards
- Yard waste composting
- Agricultural lime storage and processing operations
- Bed and breakfasts
- Landfills
- Commercial Wind Energy Conversion Systems or Solar Energy Conversion Systems
- Adult uses
- Surface mineral extraction and processing
- Indoor recreational facilities

The following conditional uses may be considered compatible with the Urban Reserve Overlay Growth Area, with review by the applicable city:

- Communication towers and facilities
- Commercial nurseries and greenhouses, including retail sales
- Golf courses
- Human service uses
- Home businesses
- Childcare centers
- Public buildings, water supply, and sewage treatment facilities
- Houses of worship and other similar uses
- Home businesses
- Adaptive reuse

Environmentally Sensitive Overlay

Description

These areas include floodplains, steep slopes, wetlands, stream and river corridors, waterbodies, and other environmentally sensitive areas including prairies, savannas, and wildlife corridors. The mapped designation also reflects larger features or areas that were identified through use of GIS data sets and visual inspection of aerial photography. They may include existing development within the sensitive areas. Not all environmentally sensitive areas are mapped and individual developments will need to consider site-specific characteristics of any sensitive areas, regardless of whether the overlay applies to the site.

Annexations

The standards of the underlying designation shall apply.

Divisions

The subdivision authority of the respective jurisdictions will be the same as the underlying land use designation. However, divisions for the creation of new developments lots are not permitted unless the division, if permitted by the underlying designation, separates and/or otherwise protects the environmentally sensitive area from the development. Divisions that create lots that can only be accessed through environmentally sensitive areas are not permitted.

Compatible Zoning Districts

The standards of the underlying designation shall apply.

Permitted Uses and Other Standards

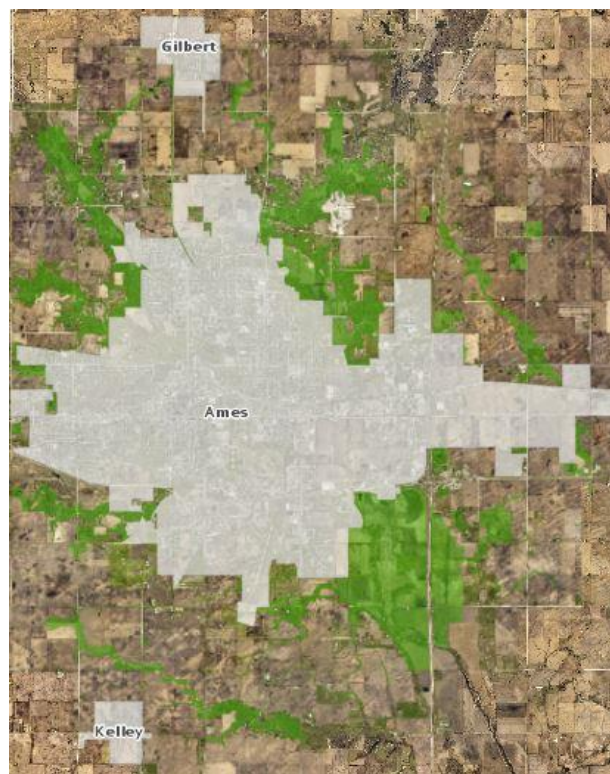


Figure 5: Draft Map of the Environmentally Sensitive Overlay

Further development is discouraged unless it enhances the environmentally sensitive area's function through restoration and/or preservation.

Any permitted development shall meet Story County's standards for mitigating impacts to environmentally sensitive areas.

Impacts of development contiguous to the Environmentally Sensitive Overlay should be considered as part of a development application and mitigated with the development.

Conditional uses shall follow the standards of the underlying designation

Subsurface Mining Overlay

Description

This overlay includes areas where underground mining operations, including ancillary surface operations, are occurring.

Annexations

The standards of the underlying designation shall apply.

Compatible Zoning Districts

The standards of the underlying designation shall apply.

Divisions

The subdivision authority of the underlying jurisdiction will be the same as the underlying land use designation.

Compatible Zoning Districts

The standards of the underlying designation shall apply.

Permitted Uses and Other Standards

Consider and mitigate the impacts of noise, dust, vibration, and traffic of mining operations when considering development applications in the vicinity.

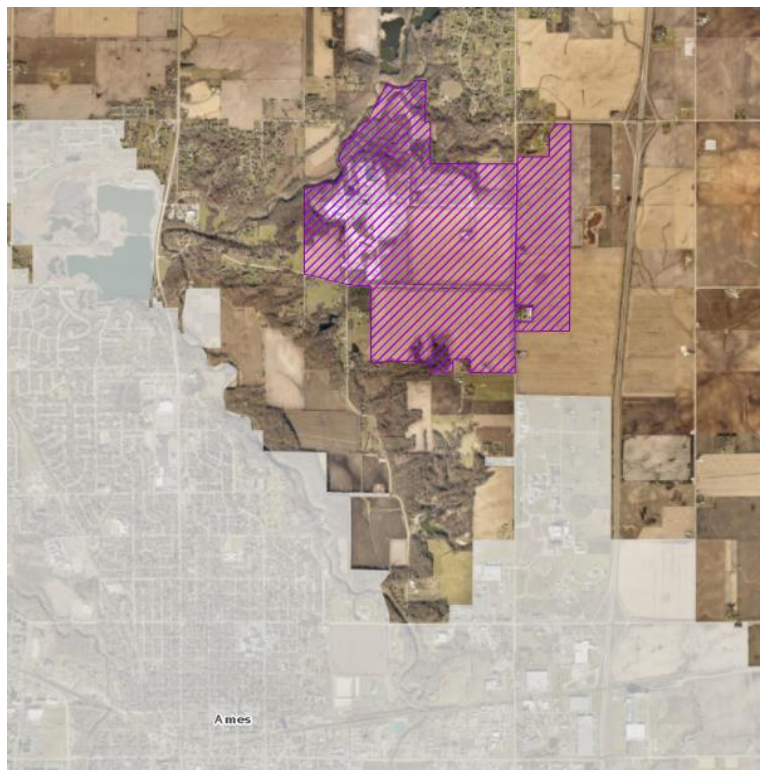


Figure 5: Draft Map of the Environmentally Sensitive Overlay

Airport Protection Overlay

Description

This land use designation is intended to reduce risk, increase safety and promote land use compatibility between the airport and adjacent land uses. It includes the airport clear zone and planned airport expansion areas.

Annexations

The standards of the underlying designation shall apply.

Divisions

The City of Ames retains jurisdiction of subdivisions within the overlay, regardless of the underlying designation.



Figure 6: Draft Map of Airport Protection Overlay

Compatible Zoning Districts

The standards of the underlying designation shall apply.

Permitted Uses and Other Standards

Consider the compatibility of airport operations with new development applications.

Story County agrees in this designation to route any permitting applications to the City of Ames Public Works Department and require FAA Determination of No Hazard prior to issuing permits.







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Appendix A

Ames Urban Fringe Plan Draft Land Use Framework Map

Legend

-  City Limits
-  Environmentally Sensitive Overlay
-  Airport Protection Overlay
-  Urban Reserve Overlay
-  Subsurface Mining Overlay
-  Rural Residential--Expansion
-  Rural Residential--Existing
-  Agriculture and Farm Service
-  Urban Growth
-  Gilbert Urban Growth and Reserve Areas TBD

